Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	59 STRATHAIRD DRIVE NARRE WARREN SOUTH VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$660,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$830,000	Property type	House	Suburb	Narre Warren South
Period-from	01 Oct 2023	to	30 Sep 2024	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
12 NANA WALK NARRE WARREN SOUTH VIC 3805	$730,000	10-Sep-24
35 ELIDA CRESCENT NARRE WARREN SOUTH VIC 3805	$710,000	20-May-24
26 ERNEST CRESCENT NARRE WARREN SOUTH VIC 3805	$734,000	29-May-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 October 2024

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12 NANA WALK NARRE WARREN SOUTH VIC 3805

3 2 2

Sold Price RS $730,000 Sold Date 10-Sep-24

Distance 0.29km



35 ELIDA CRESCENT NARRE WARREN SOUTH VIC 3805

3 2 2

Sold Price $710,000 Sold Date 20-May-24

Distance 0.69km



26 ERNEST CRESCENT NARRE WARREN SOUTH VIC 3805

3 2 2

Sold Price $734,000 Sold Date 29-May-24

Distance 0.73km

RS = Recent sale **UN** = Undisclosed Sale

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